

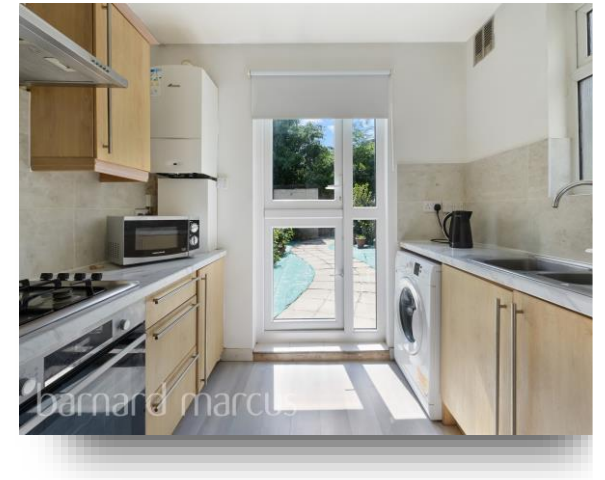


Broad Green Avenue, Croydon CR0 2ST

welcome to

Broad Green Avenue, Croydon

A Spacious, Bright, and Beautifully Balanced Mid-Terrace Home with Generous Garden Space. Nestled on the sought-after Broad Green Avenue, this beautifully presented mid-terrace family home offers a generous approx. 1,061 sq ft of well-planned living space, perfect for first-time buyers, growing families, or professionals seeking room to grow. The property welcomes you with a charming front garden and leads into a bright and airy interior. The ground floor features two spacious reception rooms - ideal for both relaxing and entertaining - and a separate dining area that flows into a well-equipped kitchen overlooking the garden. A modern ground-floor bathroom completes the layout, offering convenience and comfort.



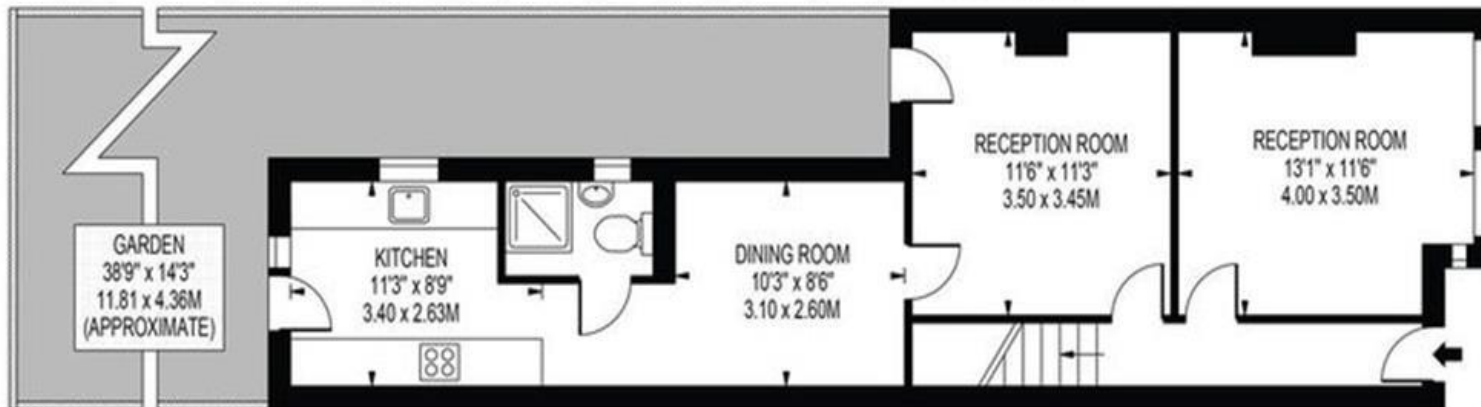
Upstairs, the home boasts three well-proportioned bedrooms, including a spacious double bedroom at the front of the house, filled with natural light. The layout offers flexibility for guest rooms, a home office, or children's bedrooms. To the rear, you'll find an impressive approx. 36 ft garden, perfect for summer gatherings, gardening enthusiasts, or simply enjoying some private outdoor space. The home benefits from a solid brick construction, large windows throughout, and a bright, airy feel from front to back. Located close to local amenities, schools, and excellent transport links, this home offers the perfect blend of space, comfort, and convenience in a well-connected part of Croydon.

BROAD GREEN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1061 SQ FT - 98.57 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Broad Green Avenue, Croydon

- Mid-Terrace
- Three-Bedrooms
- Two-Receptions + Dining Room
- Modern Bathroom
- Light-Filled, Airy Interiors Throughout
- Fantastic Transport Links & Local Amenities Nearby

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114240



Property Ref:
THH114240 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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